

**Thursday, September 10, 2015**

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

**ROLL CALL:**

**PRESENT:** Jim Irving; Kenneth Topping; James Harrison; and Don Campbell

**ABSENT:** Eric Meyer

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Eric Greening and Jeff Eckholes: speak.

**PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.

Bill Robeson, Planning & Building Deputy Director: updates Commissioners on their near term schedule.

**CONSENT AGENDA:**

3. July 9, 2015 Draft Planning Commission minutes

Thereafter on **Motion by:** Jim Irving, **Second by:** James Harrison, and on the following vote, the Commission approves Consent Item 3.

<b>COMMISSIONERS:</b>	<b>AYES:</b>	<b>NOES:</b>	<b>ABSTAIN:</b>	<b>RECUSE:</b>
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric				
Topping, Ken	x			

**HEARINGS: (Advertised for 9:00 a.m.)**

4. Hearing to consider a request by FREEPORT-MCMORAN OIL & GAS for a Conditional Use Permit (CUP)

to amend the previous CUP to extend the amount of time allowed to drill the previously approved Phase IV oil wells (D010386D). This request would extend the current limit for an additional 3 years to install these previous approved wells (approximately 31 wells not yet installed). The project is located at 1821 Price Canyon Road (San Luis Obispo) on the east and west sides of Price Canyon Road, approximately 2.7 miles north of the City of Pismo Beach, in the South County planning area (San Luis Bay Inland sub area South). As no new environmental impacts were identified with the proposed condition modification, the previously certified Final Environmental Impact Report from D010386D was determined adequate.

County File Number: DRC2015-00002

APN(s): 044-201-002, 044-241-001

Supervisory District: 3

Date accepted: June 3, 2015

Project Manager: John McKenzie

Recommendation: Approval

John McKenzie, Project Manager: presents staff report via a Power Point presentation.

Ken Topping: opens Public Comment.

Eric Greening, Lori Howland, Jean Reeves, Rodger Mastako, Natalie Beller, and David Watson: speak.

Commissioners begin their deliberations.

Thereafter on **Motion by:** Jim Irving, **Second by:** James Harrison, and on the following vote, the Commission continues this item to October 22, 2015.

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric				
Topping, Ken	x			

5. Continued hearing to consider a request by JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER) for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner's association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101.

Also to be considered is a Final Environmental Impact Report.

County File Number: SUB2003-00001 and DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121- 006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

Recommendation: Denial

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

Ken Topping: opens Public Comment.

Dale Beebe, Jay Stamets, Mike McClure, Patrick O'Connor, Istar Holliday, Gavin Payne, Richard J. Loughhead Jr., Kevin Statom, Steve Delmartini, Larry Savidge, Arthur Goldiner, Laurie Laughlin, Mona Ebrahimi, Victor Montgomery, Jeff Buckingham, Richard Steachaz, and Iris Swisher: speak.

Commissioners begin their deliberations.

Thereafter on **Motion by:** Jim Irving , **Second by:** Don Campbell, and on the following vote, the Commission continues this item to October 29, 2015.

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric				
Topping, Ken	x			

Thereafter on **Motion by:** Don Campbell, **Second by:** James Harrison, and on the following vote, the Commission accepts all testimony and correspondence entered into the record.

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric				
Topping, Ken	x			

Thereafter on **Motion by:** James Harrison, **Second by:** Don Campbell, and on the following vote, the Commission adjourns to the next regularly scheduled meeting on September 24, 2015.

#### **ADJOURNMENT: 5:20 PM**

Respectfully submitted,  
Ramona Hedges, Secretary

San Luis Obispo County Planning Commission

**Minutes approved at the xx/xx/xx Planning Commission meeting.**